State of Maryland, Frederick County, Sot; -

I hereby certify that on this 18th day of February, 1924, before me, the subscriber, a Notary Public duly commissioned and qualified, in and for the State and County aforesaid, personally appeared Leo Weinberg, Assignee, and made oath, in due form of law, that the matters and things set forth in the aforegoing Petition and Peport of Sales are true as therein stated, and that the Sale therein reported was fairly made.

Notarial SEA

M. Margaret Marsh.
Notary Public.

EXHIBIT "No. 1"

THIS MOPTGAGE Made this 18th day of April, 1921, by Walter C. Ambrose and Birdie I. Ambrose, his wife, of Frederick County, Maryland.

WITNESSETH: That for and in consideration of the sum of Fifteen Thousand (\$15,000) Dollars, now due from the said Walter C.Ambrose and Birdie I.Ambrose, his wife, to John D.Hoffmaster and Nora B.Hoffmaster, his wife, upon their joint and several promissory note of even date herewith, for the said sum of money, being the balance due on the purchase price of the real estate, hereinafter described and this day conveyed by the said Charles F.Willard and Goldie S.Willard, his wife, to the said Walter C.Ambrose and Birdie I.Ambrose, his wife, which said note is payable to the said John D.Hoffmaster and Nora B.Hoffmaster, his wife, or order, One Year after date, with interest from date, at the rate of six per cent, per annum, interest payable quarterly, and intending the better to secure the payment of said promissory note, and any renewals thereof, as well as all interest thereon, when the same shall mature, according to the tener thereof, we, the said Walter C.Ambrose and Birdie I.Ambrose, his wife, have acceed to execute these presents.

NOW, THEREFORE, In consideration of the premises, and of the sum of Five (\$5.00) Dollars, cash in hand paid, we, the said Walter C. Ambrose and Birddie I. Ambrose, his wife, do hereby grant and convey unto John D. Hoffmaster and Nora B. Hoffmaster, his wife, all of that real estate, with the improvements thereon situated on Potomac Avenue, in Brunswick, Frederick County, Varyland, and fully described in the deed, bearing even date herewith, from the said Charles F. Willard and Goldie S. Willard, his wife, to the said Walter C. Ambrose and Firddie I. Ambrose, his wife, and intended to be simultaneously recorded among the Land Records of Frederick County, as by reference thereto will more fully appear.

PPOVIDED That if the said Walter C. Ambrose and Birddie T. Ambrose, his wife, their executors, administrators or assigns, shall pay the aforesaid promissory note to the said John D. Hoffmaster and Nora B. Hoffmaster, his wife, their executors, administrators or assigns, at maturity and the interest thereon, according to the tenor of said note, then this Mortgage shall be void; and

PROVIDED That until default of such payment the mortgagors shall possess the mortgaged premises; and the said Walter C.Ambrose and Priddle I.Ambrose, his wife, hereby covenant that they will during the continuance of this mortgage, keep the buildings on said Mortgaged premises, fully insured in the minimum sum of Fifteen Thousand Dollars, against loss or damage by fire, and that they will cause the Policy or Policies of such insurance to be so framed or endorsed, as that in case of loss or damage, the avails thereof shall inure to the benefit of the mortgages, or their assigns to the extent of this lien or claim under this mortgage, and

PROVIDED That if default shall be made in the payment of said promissory note at maturity or the interest thereon, or if default shall be made in any of the covenants of this mortgage, then it shall be lawful for the said John D. Hoffmaster and Nora B. Hoffmaster, his wife, their personal representatives or assigns to sell the mortgaged premises in front of the Court House Door in Frederick City, Frederick County, Maryland, at public auction for cash, after giving at least three weeks prior notice of the time, place, manner and terms of the sale, by advertisement in some one or more newspapers published in Frederick County, Maryland, at least once a week prior to the day of the sale, and to apply the proceeds of such sale to the payment, in the first place, of all expenses attending said sale, including reasonable counsel fees and the usual chancery commissions, and then to the payment of